

**CITY OF ROCKVILLE PLANNING DIVISION
STAFF REPORT**

May 7, 2003

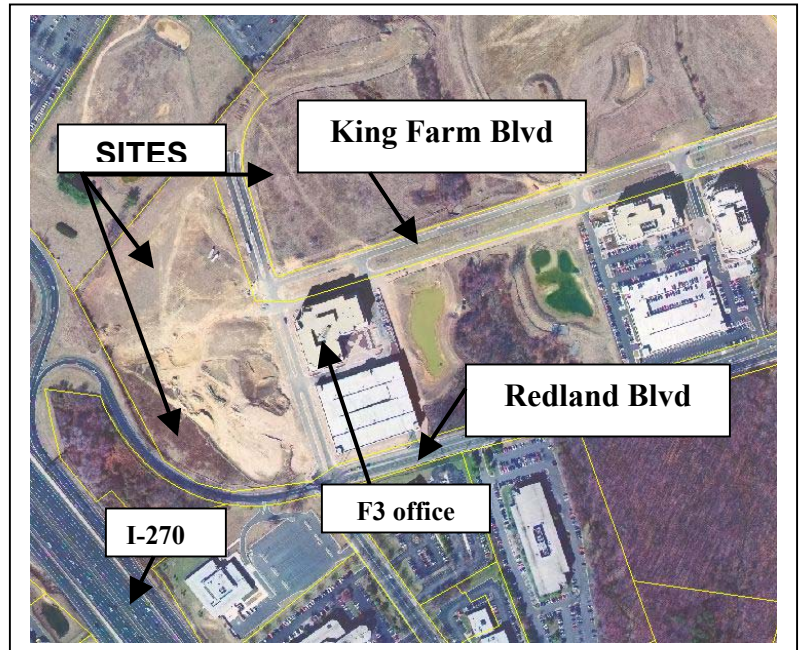
SUBJECT: Recommendation to Mayor and Council regarding CPD1995-0002A, amendment of Comprehensive Planned Development Concept Plan CPD1995-0002, King Farm

Applicant: King Farm Associates
8330 Boone Boulevard
Vienna, VA 22182

Owner: King Farm Associates, LLC

Date Filed: April 24, 2003

Location: Three parcels of the King Farm development within the Irvington Centre.



REQUEST:

King Farm Associates has applied for CPD1995-0002A, an amendment to their approved Concept Plan. The subject of the request is to seek approval from the Mayor and Council, after Planning Commission recommendation, to amend the Concept Plan to allow alternate hotel use on one of three undeveloped tracts of land within the Irvington Centre office development (see attachment). The amendment request is to allow for one hotel development on one of the three referenced properties, with a maximum square footage of 175,000, including ancillary uses. King Farm is also requesting a formal reduction in the amount of approved office space equivalent to the size of hotel built (up to 175,000 square feet). To date, no hotel has been proposed or applied for.

PREVIOUS RELATED ACTIONS:

- CPD95-0002, Concept Plan Application for Comprehensive Planned Development approved by Mayor and Council, July 8, 1996.
- CPD96-002A through CPD2000-002AE, Detailed Plan Applications for Comprehensive Planned Development for Phase I, II and III of the King Farm development. The Planning Commission approved all of the applications.

ANALYSIS

Background

In July of 1996, the Mayor and Council approved Concept Plan Application CPD95-0002, thereby authorizing development of the 430-acre King Farm as a major mixed-use development containing up to 3,100,700 square feet of office space, 3,200 housing units and 125,000 square feet of neighborhood retail space. The tract is in the O-3, Restricted Office Zone, where a Comprehensive Planned Development is a voluntary optional method of development.

The Concept Plan allowed shifting of the office density between the various office development pods. To date, detailed applications have been approved for four office buildings, for a total of approximately 805,992 square feet, including ancillary retail, restaurant and fitness center space. To date, three buildings have been built or are under construction, totaling approximately 560,649 square feet.

The areas that the Concept Plan identifies as office development do not, however, show a hotel development. It has been determined that the introduction of this use is a substantial deviation from the Concept Plan, requiring an amendment to the Concept Plan as outlined within Section 25-564 of the Zoning Ordinance.

Property Description

The areas of this application are within the Irvington Centre development area of King Farm, and are bounded on its northern, eastern and southern edge by the boundary limits of the comprehensive King Farm development. Interstate 270 and the Redland Boulevard extension from I 270 are directly adjacent to the properties. Generally, the three areas are near the intersection of King Farm Boulevard and Piccard Drive (see attachment).

Proposal

The approved Concept Plan does not identify a hotel for the King Farm. As such, the City of Rockville considers the addition of a hotel use to be a substantial deviation to the approved Concept Plan that requires an amendment. The affect of this amendment would be to revise the Land Use Plan of the Concept Plan (attachment 2) where previously approved office uses may alternately be developed with a single hotel on one of the sites. The Land Use Plan Exhibit of the Concept Plan will be amended to identify the three parcels as "hotel/office," with an asterisk note. The note would state "up to 175,000 square feet of hotel could be proposed on one of the sites, with ancillary restaurant and conference center uses."

As part of the amendment, King Farm has stated that they will formally reduce the amount of office space approved for King Farm on a one-to-one basis with the square footage of the hotel. While the exact square footage of a proposed hotel is not known at this time, the applicants are requesting a maximum of 175,000 square feet for the hotel use to allow for flexibility of design and incorporating restaurant and conference center uses. The allowable square footage would be outlined within the Land Use Plan and incorporated into the new Resolution of Approval.

The applicant has stated that the hotel would probably contain a restaurant and a conference center. These uses are permitted as ancillary to office, and King Farm anticipates these uses within a hotel would help support and be used by the office development. The square footage for these totals would be included in the overall amount of 175,000 square feet.

STAFF RECOMMENDATION

Staff recommends approval of the amendment, with the following conditions:

1. That the Land Use Plan Exhibit be amended to identify the three parcels as “hotel/office,” with an asterisk note. The note would state, “up to 175,000 square feet of hotel could be proposed on one of the sites, with ancillary restaurant and conference center uses.”
2. That the Resolution of Approval contains the language limiting the hotel to one of the three identified sites up to 175,000 square feet of hotel, with ancillary restaurant and conference center uses.

TRANSPORTATION

Traffic

King Farm’s proposal to reduce office on a one-to-one basis will lead to a reduction in traffic trips for the King Farm. Since hotels generally generate fewer trips than office, a one-to-one square footage reduction results in fewer overall trips, particularly during AM and PM peak hours.

In addition, the Chief of Planning has approved a Transportation Demand Management Program (TDM) after input was provided from the Planning Commission, as required by the Resolution of Approval for King Farm. As part of the TDM, two shuttles are running through King Farm on a regular basis. These shuttles will serve the hotel development in addition to the office. In addition, all of the office parcels identified for this amendment are near the proposed Corridor Cities Transitway and a proposed stop along the line.

STAFF COMMENTS

It is Staff’s opinion that the incorporation of a hotel within this area of King Farm will complement and enhance the Irvington Centre office development of King Farm. Residents of King Farm will benefit from a hotel incorporated into the development, as well, by having a venue to serve guests and visitors, as well as space provided for functions. Staff endorses this application and recommends approval.

NOTIFICATION

Notices were sent to approximately 1,275 residences and businesses. As required by the Zoning Ordinance, certified mail was sent to approximately 106 property owners adjacent to the King Farm.

CONCLUSION

Staff recommends approval of Concept Plan amendment CPD1995-0002A.

Attachments: